010.0	0002	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	970,400 / 970,400
					USE VALUE:	970,400 / 970,400
					ASSESSED:	970,400 / 970,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		AVON PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AVONSTEAD LLC
Owner 2:	
Owner 3:	
Street 1:	3 DICKSON ST
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry: Own Occ: N
Postal:	02144 Type:

PREVIOUS OWNER

Owner 1:	GARVER BETHANY IRENE LUNDELL -
Owner 2:	GARVER JOSHUA -
Street 1:	29 AVON PL
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,762 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Vinyl Exterior and 2028 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6762.000	444,200	27,900	498,300	970,400
Total Card	0.155	444,200	27,900	498,300	970,400
Total Parcel	0.155	444,200	27,900	498,300	970,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.41 | /Parcel: 478.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 8217
GIS Ref:
GIS Ref:
Insp Date: 11/18/17

!931!

PREVIOUS ASSESSMENT

Parcel ID: 010.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	376,600	27900	6,762.	498,300	902,800	902,800	Year End Roll	12/18/2019
2019	104	FV	308,500	28900	6,762.	529,400	866,800	866,800	Year End Roll	1/3/2019
2018	104	FV	308,400	28900	6,762.	386,200	723,500	723,500	Year End Roll	12/20/2017
2017	104	FV	289,000	28900	6,762.	336,300	654,200	654,200	Year End Roll	1/3/2017
2016	104	FV	289,000	28900	6,762.	286,500	604,400	604,400	Year End	1/4/2016
2015	104	FV	240,500	29700	6,762.	280,300	550,500	550,500	Year End Roll	12/11/2014
2014	104	FV	240,500	29700	6,762.	230,500	500,700	500,700	Year End Roll	12/16/2013
2013	104	FV	250,200	29700	6,762.	219,200	499,100	499,100		12/13/2012

PRINT

Date	Time
12/10/20	16:38:01

LAST REV

Date	Time
08/11/20	15:34:07

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 931

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GARVER BETHANY	75110-459	1	7/14/2020	Convenience	99	No	No		
COSTA KAREN L/T	74599-595	1	5/5/2020		1,200,000	No	No		
HIGGINS MILDRED	45754-496		8/1/2005	Family	1	No	No		
HIGGINS MILDRED	29259-203		10/23/1998	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/29/2003	597	Demo gar	40,000	C		G6	GR FY06	bld 1/1/2 sty carr
10/29/2002	900	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
7/16/2020	SQ Mailed	MM	Mary M
11/18/2017	Info At Door	KB	Kevin B
2/14/2009	Meas/Inspect	372	PATRIOT
8/23/2005	Fieldrev-Chg	BR	B Rossignol
10/19/1999	Inspected	267	PATRIOT
9/28/1999	Mailer Sent		
9/28/1999	Entry Denied	243	PATRIOT
8/23/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	8217
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6762		Sq. Ft.	Site		0	80.	0.92	1									498,289						498,300	

Total AC/HA: 0.15523 | Total SF/SM: 6762 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 498,289 | Spl Credit | Total: 498,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.20614409
Const Adj.:	0.99989998
Adj $ / SQ:	192.964
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	545756
Depreciation:	101511
Depreciated Total:	444245

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
1	5	2	
Totals			
2	9	3	

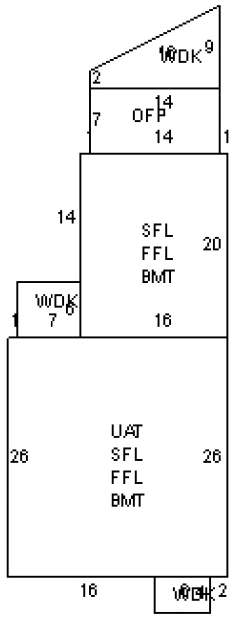
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	192.96
Special Features:	0	Val/Su Net:	137.57
Final Total:	444200	Val/Su SzAd	235.28

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	944	57.890	54,647
FFL	First Floor	944	192.960	182,158
SFL	Second Floor	944	192.960	182,158
UAT	Upper Attic	156	129.290	20,169
WDK	Deck	143	12.990	1,858
OFP	Open Porch	98	33.330	3,267

Net Sketched Area:	3,229			Total:	444,257
Size Ad	1888	Gross Are	3697	FinArea	2028

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	90		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 010.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
32	Barn W/Loft	D	Y	1	20X20	A	AV	2003	80.00	T	12.8	104			27,900			27,900
2	Frame Shed	D	Y	1	8X10	A	AV	2014	0.00	T	4	104						

More:	N	Total Yard Items:	27,900	Total Special Featues:		Total:	27,900